

REGULAR MEETING PLANNING COMMISSION AGENDA

Civic Center
Council Chambers
150 South Palm Ave.
Rialto, California 92376

Wednesday
September 22, 2010
6:00 p.m.

Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

NOTICE TO PUBLIC: *To speak on Public Hearing Items, fill out a form located at the front counter in the lobby and give it to the Development Services Director or his/her designee. Each person will be allowed three (3) minutes to address the Planning Commission.*

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.

NEXT RESOLUTION NO. 10-47

1. **CALL TO ORDER**

TIME: _____

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Beth George, Chair
Dale Estvander, Vice Chair
Artist Gilbert
Jerry Gutierrez
Pauline Tidler
Al Twine
John Peukert

Jim Erickson, Asst. City Attorney
Michael E. Story, Director
Gina Gibson, Senior Planner
Daniel Casey, Asst. Planner
Liz Maine, Commission Secretary

4. **ORAL COMMUNICATION FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA**

5. **PUBLIC HEARING (CONTINUED FROM MEETING OF SEPTEMBER 9, 2010)**
ENVIRONMENTAL IMPACT REPORT E.A.R.# 06-03
AMENDMENT NO. 4 TO RIALTO AIRPORT SPECIFIC PLAN (NO. 6)
GENERAL PLAN AMENDMENT NO. 21
SPECIFIC PLAN NO. 11 (RENAISSANCE)
APPLICANT: LHR RIALTO, LLC.
LOCATION: S/O CASMALIA ST, N/O BASE LINE ROAD, E/O TAMARIND AVE, W/O
AYALA DR.

CONSIDER THE ADEQUACY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (E.A.R.# 06-03); AMENDMENT NO. 5 TO THE RIALTO AIRPORT SPECIFIC PLAN (NO. 6) TO REMOVE THE PROJECT AREA FROM THE PLAN; GENERAL PLAN AMENDMENT NO. 21 TO CHANGE THE GENERAL PLAN DESIGNATION TO "SPECIFIC PLAN" OVERLAY; SPECIFIC PLAN NO. 11 (RENAISSANCE) TO DESIGNATE THE ZONING AND DEVELOPMENT STANDARDS FOR THE 1,445.3 ACRE PLANNED COMMUNITY COMMONLY KNOWS AS "RENAISSANCE RIALTO".

CLOSE PUBLIC HEARING

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION TO THE
FOR ENVIRONMENTAL IMPACT REPORT (E.A.R. #06-03)**

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
FOR AMENDMENT NO. 4 TO S.P. NO. 6**

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
FOR GENERAL PLAN AMENDMENT NO. 21**

Motion _____
Second _____
Vote _____

**RESOLUTION TO FORWARD RECOMMENDATION
FOR THE SPECIFIC PLAN S. P. NO. 11 (RENAISSANCE)**

Motion _____
Second _____
Vote _____

PROJECT PLANNER: Gina Gibson, Senior Planner

6. **CODE ENFORCEMENT DIVISION UPDATE**

7. **PLANNING DIVISION UPDATE**

8. **DIRECTOR OF DEVELOPMENT SERVICES COMMENTS**

9. **PLANNING COMMISSION COMMENTS**

10. **ADJOURNMENT**

Motion _____
Second _____
Vote _____